



Upper Maisonette, Flat 2, 1 Granby Hill
Guide Price £450,000

RICHARD
HARDING



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Clifton, Bristol, BS8 4NW

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A beautifully presented, light and exceedingly space 4 double bedroom, 2 bath/shower room upper maisonette apartment circa 1309 sq. ft. Originally built in 1840 the property played a vital role in the early days of Bristol shipping. The property even featured a stable for horse and cart and more recently the building has been converted into two bespoke apartments on the slopes of Clifton Village with panoramic city views.

Key Features

- A most appealing setting, just 800m from the fashionable Clifton Village which enjoys an enviable reputation with an eclectic and diverse range of boutique shops, bars, restaurants and further essential services.
- Approximately a twenty-minute walk to Leigh Woods and Ashton Court Estate, also with a number of parks and green spaces very close by.
- **First Floor:** entrance hallway, sitting/dining room, separate kitchen, bedroom 2, bedroom 3, bathroom/wc and outdoor terrace.
- **Second Floor:** landing, bedroom 1, bedroom 4, shower room/wc.
- Three residents parking permits available with the property.
- Private outdoor terrace which has plenty of room for furniture including tables and chairs.
- Offered to the market with no onward chain, ensuring a prompt move.





ACCOMMODATION

APPROACH: from the pavement of Granby Hill, part glazed wooden door opens to:-

COMMUNAL HALLWAY: double glazed sash window to front elevation, wooden flooring, central ceiling light point and wall mounted lights. Staircase with wood and glass balustrade lead up to first floor where the private entrance door to this flat can be found on the left.

FIRST FLOOR

ENTRANCE HALLWAY: the entrance hallway provides access to the first floor of this apartment where the sitting/dining room, separate kitchen, bedroom 2, bedroom 3, bathroom/wc and roof terrace can be found. Tall moulded skirtings, intercom entry system, simple ceiling cornicing, inset ceiling spotlights, radiator and a double glazed sash window. Stairs rise to first floor.

SITTING/DINING ROOM: (14'7" x 11'9") (4.45m x 3.58m) tall moulded skirtings, double glazed window to side elevation with views toward Ashton Court Estate, central ceiling light and ample space for sofas and dining furniture if necessary.

KITCHEN: (11'2" x 10'2") (3.41m x 3.09m) range of wall, base and drawer units with square edged worksurface over and inset stainless steel swan neck sink and drainer unit. Double glazed sash window to front elevation and integrated appliances including dishwasher, fridge/freezer, 5-ring gas hob with oven below and cooker hood over, space for American style fridge/freezer, inset ceiling spotlights.

BEDROOM 2: (16'2" x 10'4") (4.92m x 3.14m) double glazed windows to side elevation, tall moulded skirting board, central ceiling light, three fitted cupboards which could be used as wardrobes and storage.

TERRACE: a stylish private terrace offering a comfortable area for outdoor seating. Featuring artificial grass, metal balustrade and is an ideal place for morning coffee, relaxing or entertaining outdoors.

BATHROOM/WC: white suite comprising panelled bath with mains fed shower over, low level wc, inset sink and vanity unit, sash window to side elevation and extractor fan.

BEDROOM 3: (11'3" x 10'10") (3.43m x 3.31m) double glazed window to front elevation, tall moulded skirting boards and central ceiling light point.

SECOND FLOOR

LANDING: stairs descend to first floor. Wooden flooring, doors radiate to bedroom 1, bedroom 4, shower room/wc and large storage cupboard.

BEDROOM 1: (13'3" x 11'8") (4.03m x 3.56m) double glazed sash window to side elevation with uninterrupted views towards Ashton court, tall moulded skirtings, inset ceiling spotlights, attic space and radiator.

BEDROOM 4: (15'4" x 9'5") (4.66m x 2.87m) double room with double glazed sash windows to front elevation, tall moulded skirting boards, radiator, large storage cupboard and central ceiling light point.

SHOWER ROOM/WC: white suite comprising double shower cubicle with glass doors and tiled enclosure, low level wc, pedestal wash hand basin with vanity unit, tiled floor, part tiled walls, window to rear elevation and extractor fan.



IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from and including 1/6/2021 to and including 31/5/2030. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is variable dependant on need. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.

- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

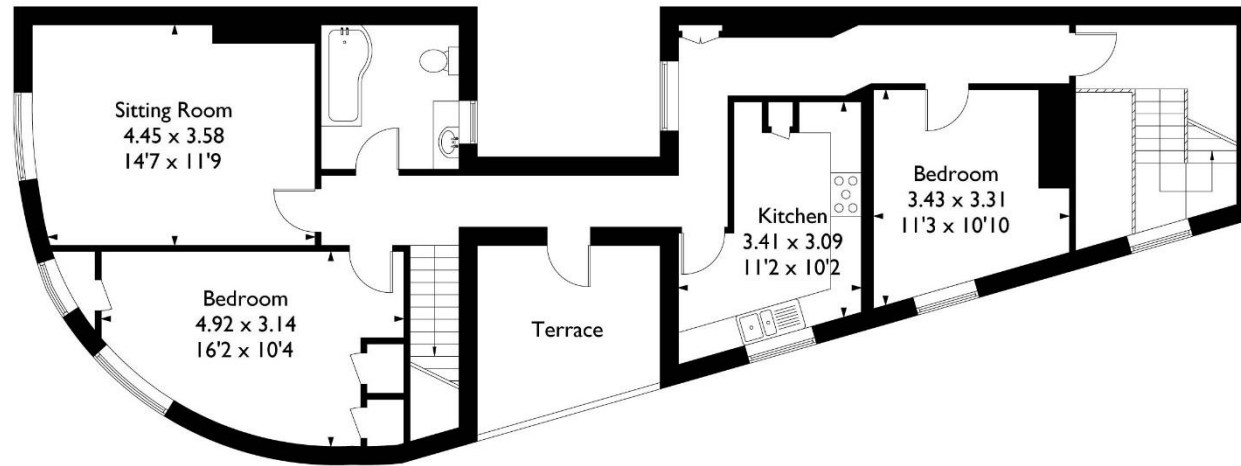
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



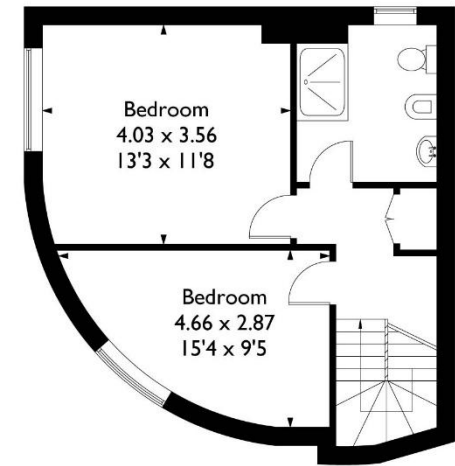


Granby Hill, Clifton, Bristol BS8 4NW

Approximate Gross Internal Area 121.69 sq m / 1309.86 sq ft



First Floor



Second Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.